RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179576

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 15437 DEEDWARR
10/19/2017 12:05:07 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20171019-0107169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandler Scott Ganick and Nicole Burnette Ganick 4701 Potomac Lane Brentwood, TN 37027	Farmington Mortgage 2002 Richard Jones Road, Ste. 300A Nashville, TN 37215	171 03 0A 032.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL ALLISON, JR., AN UNMARRIED MAN AND TRISTA RIDENOUR, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CHANDLER SCOTT GANICK AND NICOLE BURNETTE GANICK, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 213 on the Plan of Fredericksburg, Section 1-A of record in Book 7900, page 509 amended in Book 7900, page 529, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Allison, Jr., an unmarried man and Trista Ridenour, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from John Douglas Buchanan, unmarried, dated 3/22/2013, recorded 4/2/2013, of record in Instrument #20130402-0032442, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4701 Potomac Lane, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any

discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of October, 2017.

MICHAEL ALLISON JR.

Trista Ridenour Allison

TRISTA RIDENOUR ALLISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Allison Jr. and Trista Ridenour Allison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of October, 2017.

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

